ANNO TRICESIMO TERTIO

Georgii III. Regis.

CAP. LXXVIII.

An Act to enable His Royal Highneſs *George* Prince of *Wales*, to make Leaſes, Copies, and Grants of Offices, Lands, and Hereditaments, Parcel of His ſaid Royal Highneſs's Duchy of *Cornwall*, or annexed to the ſame; and for the other Purpoſes therein mentioned.

[17th *June* 1793.]

WHEREAS His Royal Highneſs George Prince of Wales now ſtands ſeized of the Duchy of Cornwall, and the Poſſeſſions thereof, of an Eſtate of Inheritance under a ſpecial Form of Limitation, differing from the ordinary Rules of Inheritance at Common Law, whereupon ſome Queſtions may grow, what Eſtates in the ſame the ſaid moſt Excellent Prince Preamble.

Prince may legally grant, and whether Leases and Grants made by his said Royal Highness of any Manors, Offices, Lands, Tithes, Tenements, or Hereditaments, Parcel of the said Duchy, or annexed to the same, will be good and effectual in Law longer than for the Life of his said Royal Highness; for avoiding of which Doubt, and for the Ease and Quiet of the Minds of such Persons as have taken, or hereafter shall take, Leases or Grants from the said Prince, and to the End that such Persons may be sure to have good and indefeazible Estates, and be encouraged to lay out Monies in building and repairing, or otherwise improving the several Lands and Tenements to them demised or granted, and to be demised or granted; be it enacted by the King's most Excellent Majesty, by and with the Advice and Consent of the Lords Spiritual and Temporal, and Commons, in this present Parliament assembled, and by the Authority of the same, That all Leases or Grants made or to be made by his said Royal Highness, by Letters Patent, or Indentures, under the Great or Privy Seal of his said Royal Highness, or by Copy of Court Roll, of any Manors, Offices, Messuages, Parks, Lands, Tithes, Tenements, or Hereditaments, Parcel of the Possessions of the said Duchy of Cornwall, or annexed to the same, shall be good and effectual in Law, according to the Purport and Contents of the said Leases or Grants, against his Majesty, his Heirs and Successors, and against his said Royal Highness, and his Heirs, and against all and every Person and Persons who shall or may inherit or succeed to the said Duchy, according to the said Limitation, or otherwise.

Grants of the Prince of *Wales*, of Manors, &c. in the Duchy of *Cornwall*, to be effectual in Law, according to their Purport.

II. Provided always, That every such Lease or Grant, so made or to be made, of any Manors, Offices, Messuages, Parks, Lands, Tithes, Tenements, or Hereditaments in Possession, be, and shall be made for Three Lives, or fewer, or for Thirty-one Years or under, or for some Term of Years determinable upon One, Two, or Three Lives, and not above; and if such Lease or Grant be made in Reversion or Expectancy, that then the same, together with the Estates in Possession, do

Terms upon which such Grants are to be made.

not exceed three Lives, or the Term of Thirty-one Years, and be not in anywise dispunishable of Waste, and so as upon every such Lease or Grant there be or shall be reserved the ancient or most usual Rent, or more, or such Rent as hath been reserved, yielded, or paid for such of the Premises as are or shall be contained therein for the greater Part of Twenty Years next before the making of the said Leases or Grants, and shall be reserved due and payable to such as have the Inheritance or other Estate of the said Duchy, and where no such Rent hath been reserved or payable, that then upon every such Lease or Grant there be or shall be reserved a reasonable Rent, not being under the Twentieth Part of the clear yearly Value of the Manors, Messuages, Parks, Lands, Tithes, Tenements, or Hereditaments contained in such Lease or Grant.

The Prince may grant Leases for 99 Years upon Annual GroundRents, for Building, or for improving Wastes.

III. And whereas various Applications have been made to His said Royal Highness, as well by the Tenants of the said Duchy of Cornwall, as by other Persons, for Grants of certain Parts of the said Duchy for such Term of Years as would enable the Lessees to erect substantial Buildings thereon, and to improve the Waste Lands of the said Duchy, which it is alledged cannot be undertaken by the Lessees, unless they are secured by a longer Interest in the Premises than Thirty-one Years, or a Term of Years determinable upon Three Lives; be it further enacted by the Authority aforesaid, That it shall and may be lawful for His said Royal Highness, and His said Royal Highness is hereby impowered to make Leases and Grants, by Letters Patent or Indentures under the Great or Privy Seal of His said Royal Highness, of any Lands, Tenements, or Hereditaments, Parcel of the Possessions of the said Duchy of Cornwall, or annexed to the same, for any Term of Years not exceeding the Term of Ninety-nine Years, expressly for the Purpose of improving the same, by erecting substantial Buildings thereon, or for the Purpose of improving Waste Lands by Cultivation, or otherwise: Provided, that upon all such Leases or Grants so to be

made, improved Annual Ground Rents be reserved and made payable to his said Royal Highness, or to such as shall have the Inheritance or other Estate of the said Duchy; and that in all such Cases of Leases or Grants so to be made for Terms exceeding Thirty-one Years, or exceeding the usual Term determinable upon Three Lives, no Fines or other Considerations be taken by his said Royal Highness, further or other than the improved Annual Ground Rents hereby directed to be reserved as aforesaid.

For Grants exceeding 31 Years, no Fines to be taken.

IV. And be it further enacted by the Authority aforesaid, That all Covenants, Conditions, Reservations, and Agreements contained in every such Lease or Grant, made or to be made as aforesaid, shall be good and effectual in Law, according to the Words and Contents of the same, as well for and against them to whom the Reversion of the said Manors, Offices, Messuages, Parks, Lands, Tithes, Tenements, or Hereditaments shall come, as for and against them to whom the Interest of such Leases or Grants shall come respectively, as if his said Royal Highness the Prince, at the Time of making such Covenants, Conditions, Reservations, and Agreements, had been or were seized of an absolute Estate in Fee Simple, in the same Manors, Offices, Messuages, Parks, Lands, Tithes, Tenements, or Hereditaments.

Agreements in Grants to be effectual in Law, according to their Contents.

V. Saving always to all and every Person and Persons, Bodies Politick and Corporate, their Heirs and Successors, Executors, Administrators, and Assigns, (other than his said Majesty, his Heirs and Successors, and other than his said Royal Highness the Prince, and his Heirs, and all and every Person and Persons that shall hereafter have, inherit, and enjoy the said Duchy of Cornwall by force of any Act of Parliament, or other Limitation whatsoever), all such Rights, Titles, Estates, Customs, Interests, Tenures, Terms, Claims, and Demands whatsoever, of what Nature, Kind, or Quality soever, of, in, to, or out of the said Manors, Offices, Messuages, Parks, Lands, Tithes, Tenements, or Hereditaments,

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reditaments, or any of them, Parcel of or annexed to the said Duchy of Cornwall, as they or any of them had, or ought to have had, before the making of this Act, to all Intents and Purposes, and in as large and ample Manner and Form as if this Act had never been made, this Act, or any Thing herein contained, to the contrary notwithstanding.

FINIS.